

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Enumclaw / 41

Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 347

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$70,100	\$115,000	\$185,100	\$194,800	95.0%	7.68%
2004 Value	\$73,100	\$120,700	\$193,800	\$194,800	99.5%	7.68%
Change	+\$3,000	+\$5,700	+\$8,700		+4.5%	0.00%
% Change	+4.3%	+5.0%	+4.7%		+4.7%	0.00%

*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$70,900	\$114,400	\$185,300
2004 Value	\$73,900	\$120,100	\$194,000
Percent Change	+4.2%	+5.0%	+4.7%

Number of one to three unit residences in the Population: 2945

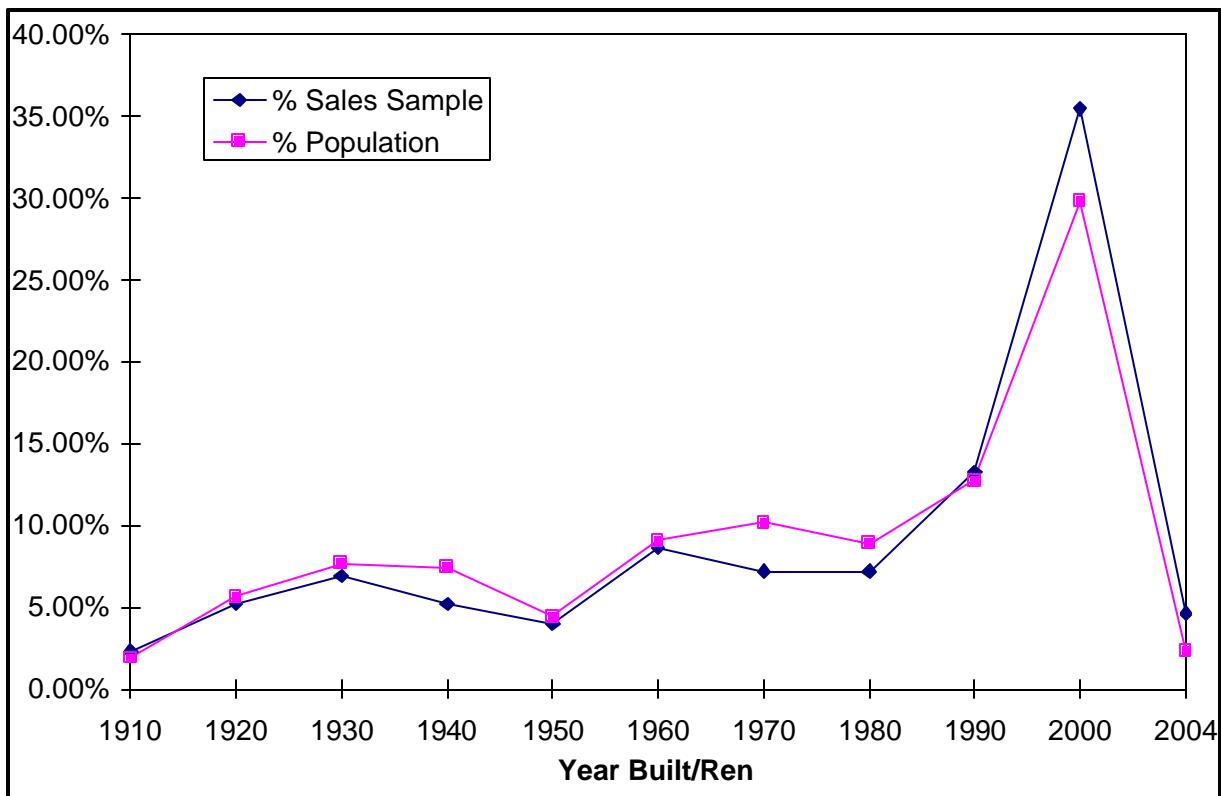
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required minimal adjustment in order to improve the uniformity of assessments throughout the area. Several variables were tested during model development and analysis for this area, but none proved to be statistically significant. The average ratio (assessed value/sales price) was low for all properties throughout this area. It was determined that an overall adjustment would provide the most significant results while maintaining equalization and equity among the properties.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	8	2.31%
1920	18	5.19%
1930	24	6.92%
1940	18	5.19%
1950	14	4.03%
1960	30	8.65%
1970	25	7.20%
1980	25	7.20%
1990	46	13.26%
2000	123	35.45%
2004	16	4.61%
	347	

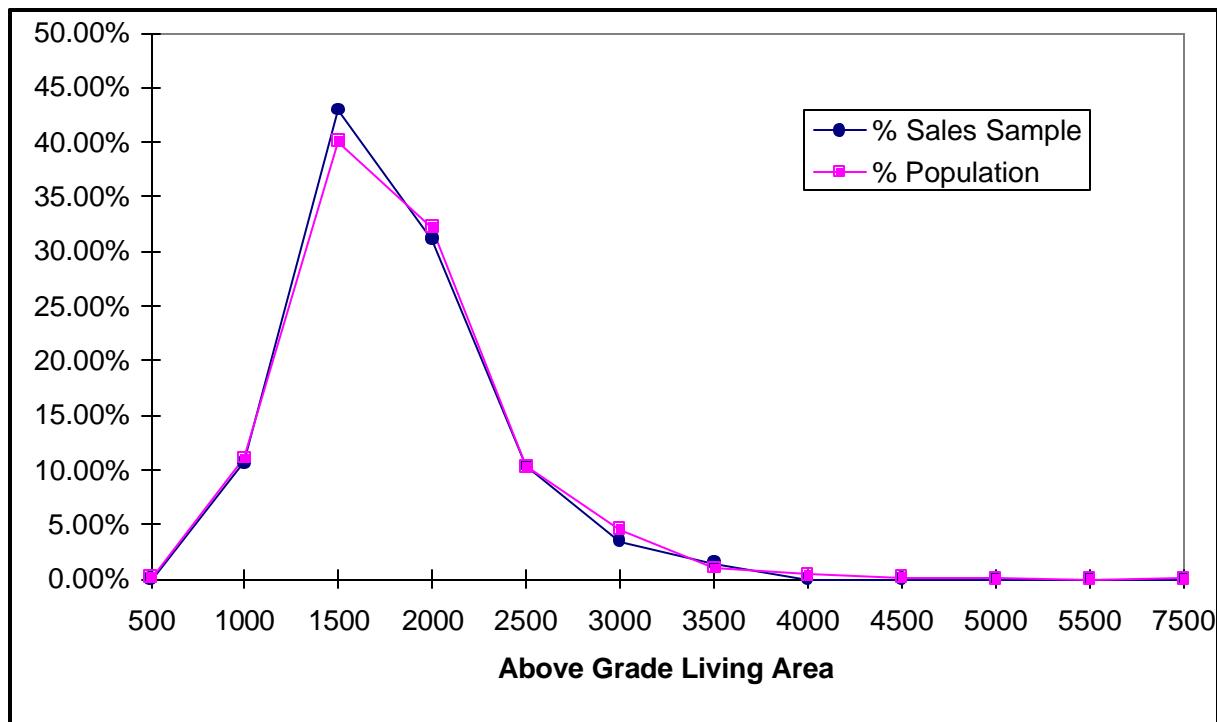
Population		
Year Built/Ren	Frequency	% Population
1910	56	1.90%
1920	166	5.64%
1930	226	7.67%
1940	219	7.44%
1950	130	4.41%
1960	267	9.07%
1970	299	10.15%
1980	262	8.90%
1990	375	12.73%
2000	877	29.78%
2004	68	2.31%
	2945	



The sales sample frequency distribution follows the population distribution closely with regard to Year Built/Renovated, whichever is later. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

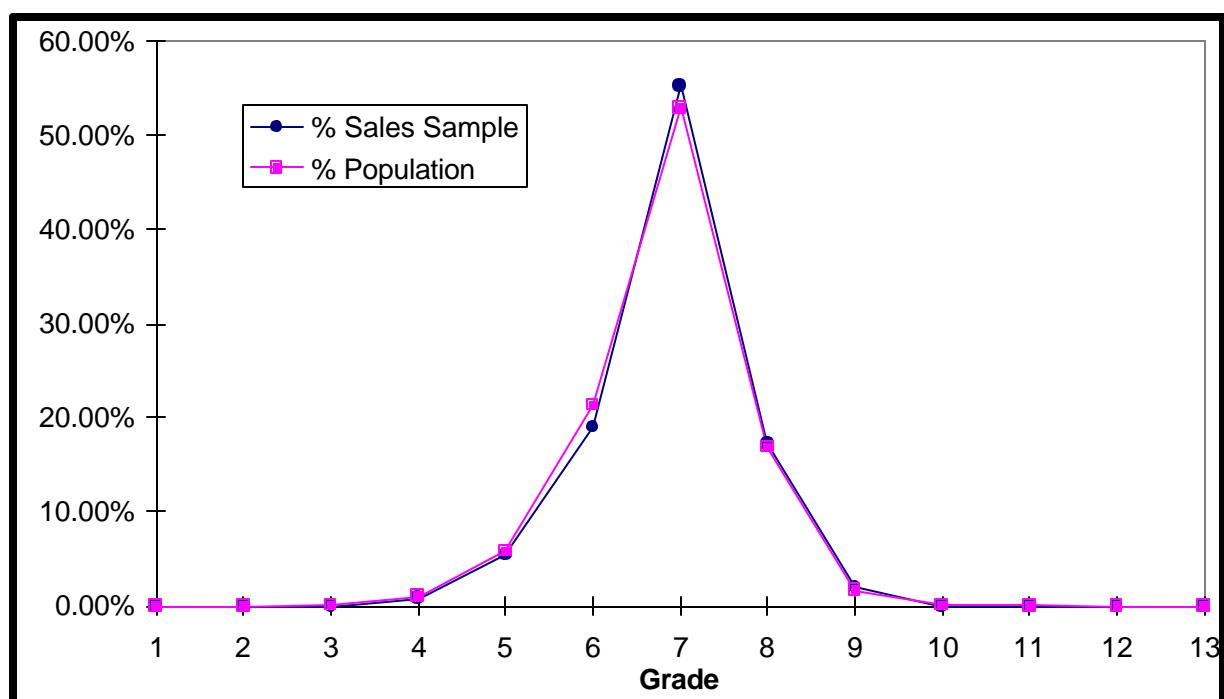
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	5	0.17%
1000	37	10.66%	1000	327	11.10%
1500	149	42.94%	1500	1181	40.10%
2000	108	31.12%	2000	950	32.26%
2500	36	10.37%	2500	303	10.29%
3000	12	3.46%	3000	134	4.55%
3500	5	1.44%	3500	28	0.95%
4000	0	0.00%	4000	11	0.37%
4500	0	0.00%	4500	4	0.14%
5000	0	0.00%	5000	1	0.03%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.03%
	347			2945	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

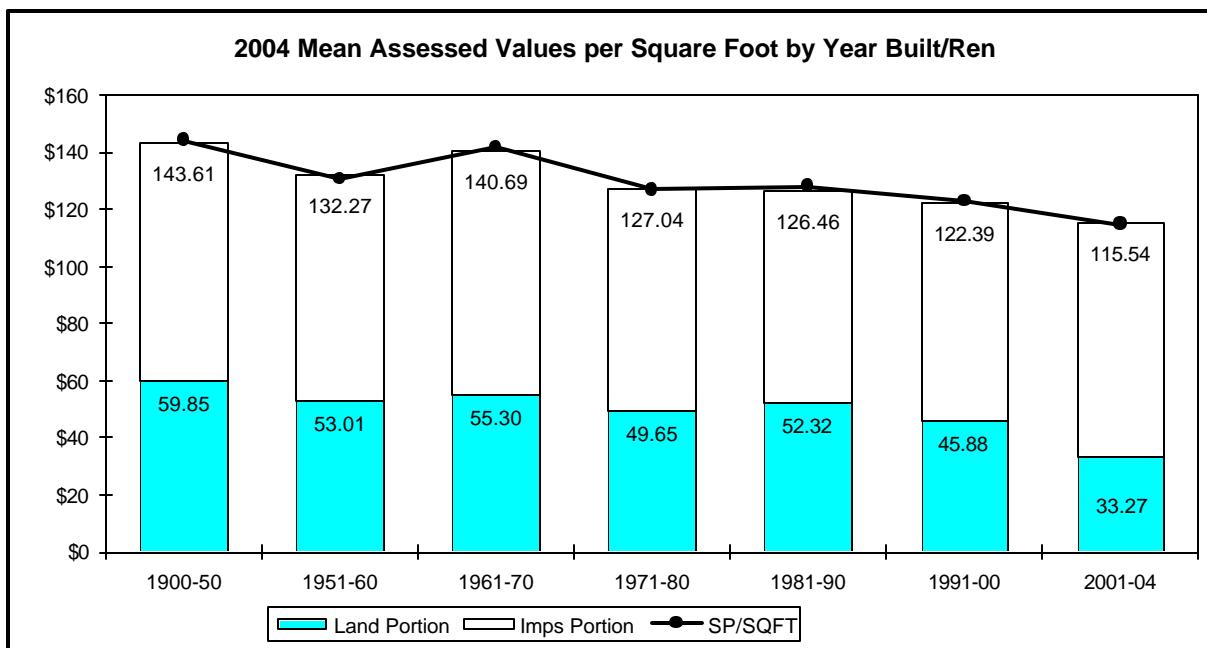
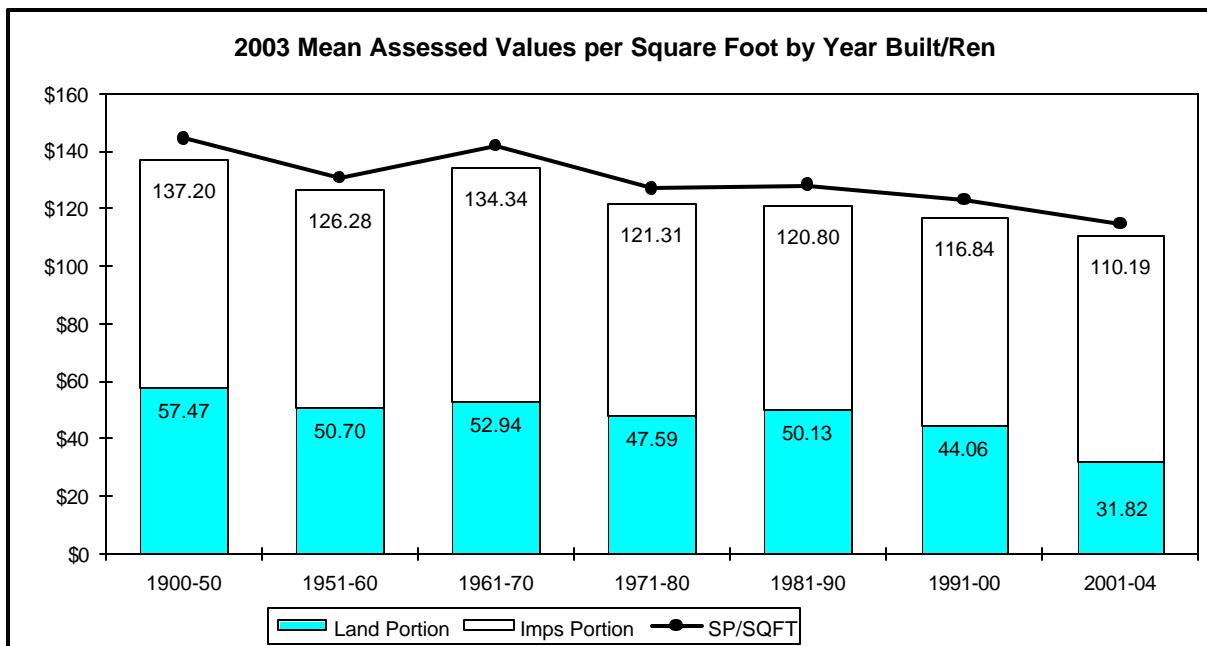
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	2	0.07%
4	3	0.86%	4	31	1.05%
5	19	5.48%	5	173	5.87%
6	66	19.02%	6	628	21.32%
7	192	55.33%	7	1561	53.01%
8	60	17.29%	8	498	16.91%
9	7	2.02%	9	49	1.66%
10	0	0.00%	10	2	0.07%
11	0	0.00%	11	1	0.03%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
347			2945		



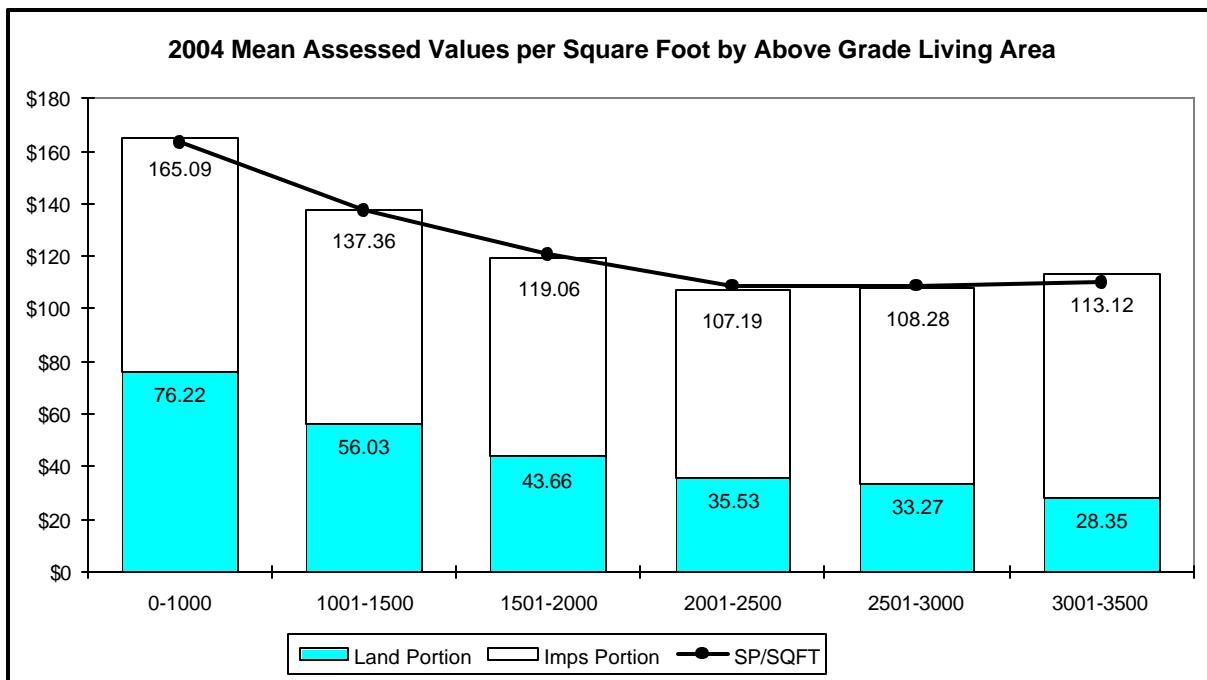
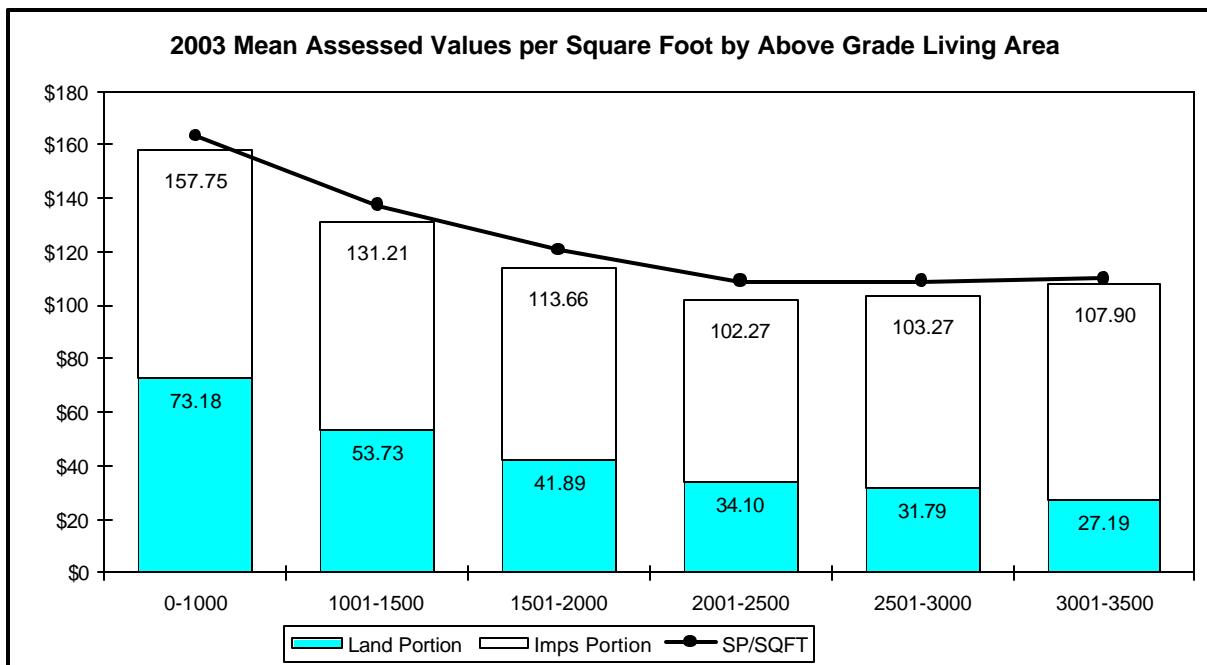
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



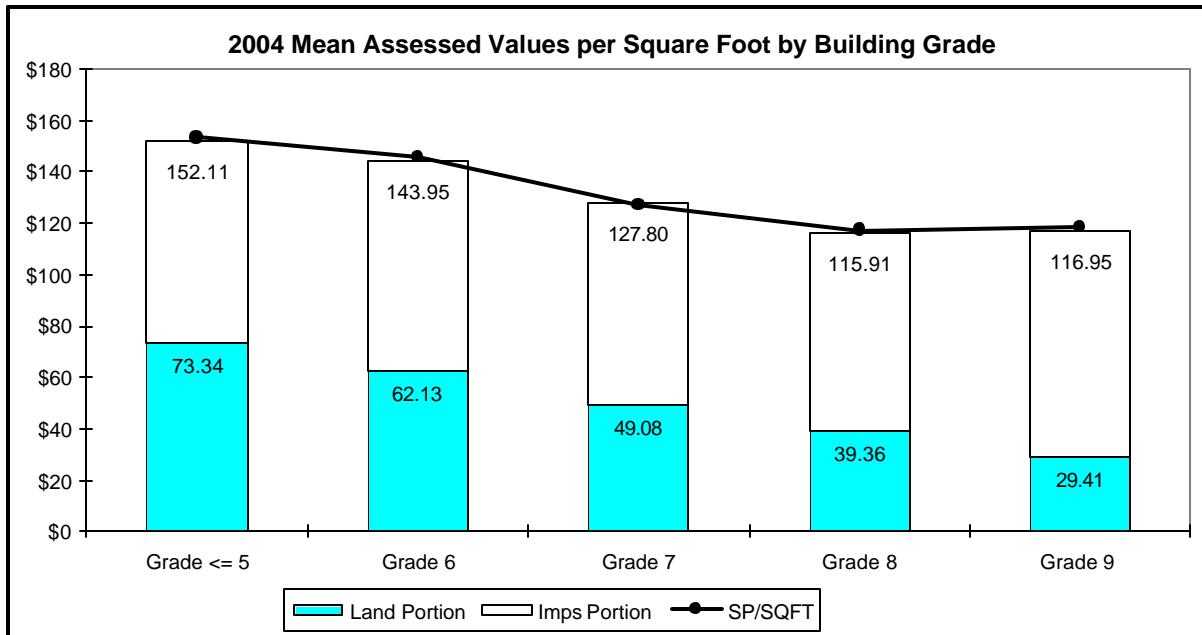
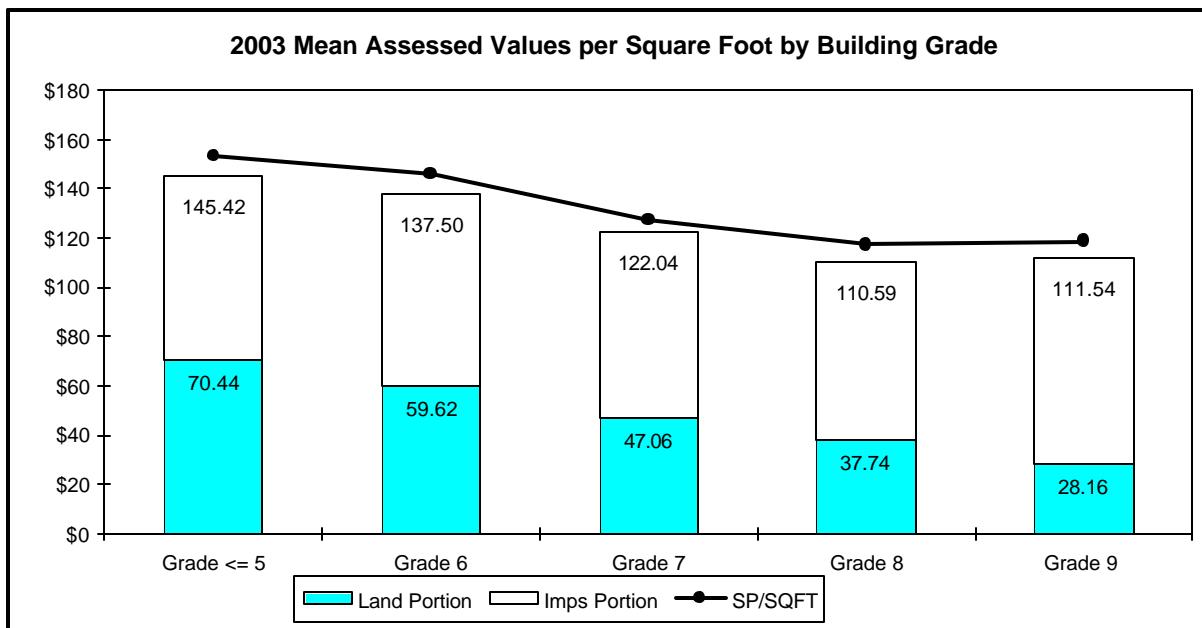
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated, whichever is later as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 10/30/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 12, 2004 to test the resultant assessment level using later 2003 sales. There were 29 additional usable sales. The weighted mean ratio dropped from .995 to .991 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 19 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.2% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 347 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that the area required minimal adjustment in order to improve the uniformity of assessments throughout the area. Several variables were tested during model development and analysis for this area, but none proved to be statistically significant. The average ratio (assessed value/sales price) was low for all properties throughout this area. It was determined that an overall adjustment would provide the most significant results while maintaining equalization and equity among the properties.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} * 1.05$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the overall adjustment is applied to the Previous Total Value to arrive at a New Total Value (2004 Total Value = Previous Total Value * 1.05)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at New Total Value.
 - *If “accessory improvements only”, the overall adjustment is applied to the Previous Total Value to arrive at a New Total Value (2004 Total Value = Previous Total Value * 1.05)
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} * 1.05, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 41 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.00%

Comments

The % adjustment shown is what would be applied to all improved parcels.

For instance, all parcels receive an overall 5% upward adjustment.

Generally, there were no corrections for different strata.

100% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 41 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Grade <= 5	22	0.949	0.993	4.6%	0.944	1.042
6	66	0.942	0.986	4.7%	0.965	1.007
7	192	0.954	1.000	4.7%	0.990	1.009
8	60	0.947	0.993	4.8%	0.973	1.013
9	7	0.943	0.988	4.9%	0.913	1.063
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1910	8	0.987	1.033	4.6%	0.952	1.113
1911-1920	18	0.944	0.988	4.6%	0.926	1.050
1921-1930	24	0.963	1.008	4.7%	0.968	1.048
1931-1940	18	0.952	0.997	4.7%	0.958	1.035
1941-1950	14	0.917	0.961	4.7%	0.912	1.010
1951-1960	30	0.969	1.015	4.8%	0.993	1.038
1961-1970	25	0.938	0.983	4.7%	0.951	1.014
1971-1980	25	0.953	0.998	4.7%	0.959	1.037
1981-1990	46	0.938	0.982	4.7%	0.959	1.004
1991-2000	123	0.950	0.995	4.8%	0.984	1.006
>2000	16	0.962	1.009	4.9%	0.964	1.053
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	205	0.950	0.995	4.7%	0.985	1.004
Good	94	0.944	0.988	4.7%	0.971	1.006
Very Good	48	0.966	1.011	4.7%	0.987	1.036
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	212	0.947	0.991	4.7%	0.980	1.002
1.5	33	0.962	1.007	4.7%	0.971	1.043
2	102	0.953	0.999	4.8%	0.987	1.010

Area 41 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

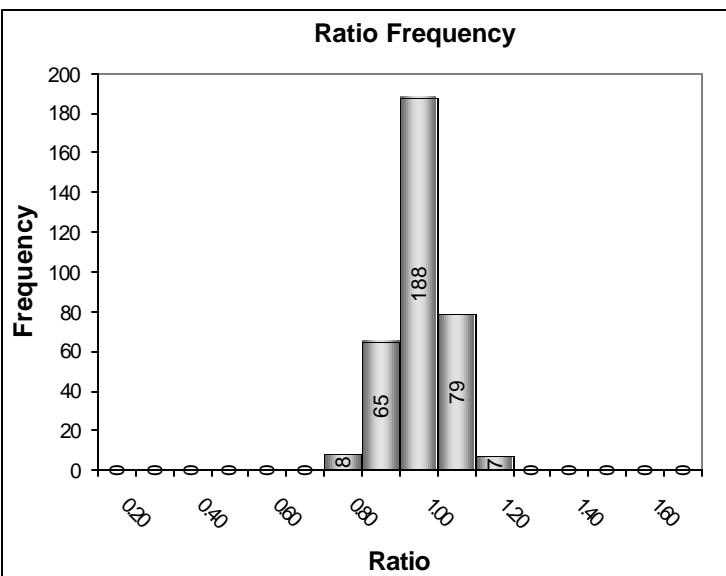
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	12	0.942	0.986	4.7%	0.915	1.056
0801-1000	25	0.982	1.028	4.6%	0.994	1.061
1001-1500	149	0.955	1.000	4.7%	0.988	1.011
1501-2000	108	0.942	0.987	4.8%	0.972	1.002
2001-2500	36	0.940	0.985	4.8%	0.958	1.013
2501-3000	12	0.947	0.993	4.9%	0.942	1.044
3001-4000	5	0.980	1.027	4.8%	0.946	1.108
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	324	0.949	0.994	4.7%	0.986	1.002
Y	23	0.964	1.011	4.8%	0.969	1.052
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	347	0.950	0.995	4.7%	0.987	1.003
Y	0	N/A	N/A	N/A	N/A	N/A
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
3	347	0.950	0.995	4.7%	0.987	1.003
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
03000-08000	90	0.947	0.991	4.7%	0.974	1.008
08001-12000	205	0.954	0.999	4.8%	0.990	1.009
12001-16000	24	0.951	0.996	4.8%	0.967	1.024
16001-43559	17	0.932	0.977	4.8%	0.923	1.031
1AC-10AC	11	0.937	0.982	4.8%	0.902	1.062

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: SE /Team - 3	Lien Date: 01/01/2003	Date of Report: 12/15/2003	Sales Dates: 1/2002 - 12/2003
Area 41 - Enumclaw	Appr ID: SFRA	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	347		
Mean Assessed Value	185,100		
Mean Sales Price	194,800		
Standard Deviation AV	44,128		
Standard Deviation SP	48,545		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.955		
Median Ratio	0.960		
Weighted Mean Ratio	0.950		
UNIFORMITY			
Lowest ratio	0.731		
Highest ratio:	1.186		
Coefficient of Dispersion	5.92%		
Standard Deviation	0.073		
Coefficient of Variation	7.68%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.950		
<i>Upper limit</i>	0.969		
95% Confidence: Mean			
<i>Lower limit</i>	0.948		
<i>Upper limit</i>	0.963		
SAMPLE SIZE EVALUATION			
N (population size)	2945		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.073		
Recommended minimum:	9		
Actual sample size:	347		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	164		
# ratios above mean:	183		
<i>Z:</i>	1.020		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



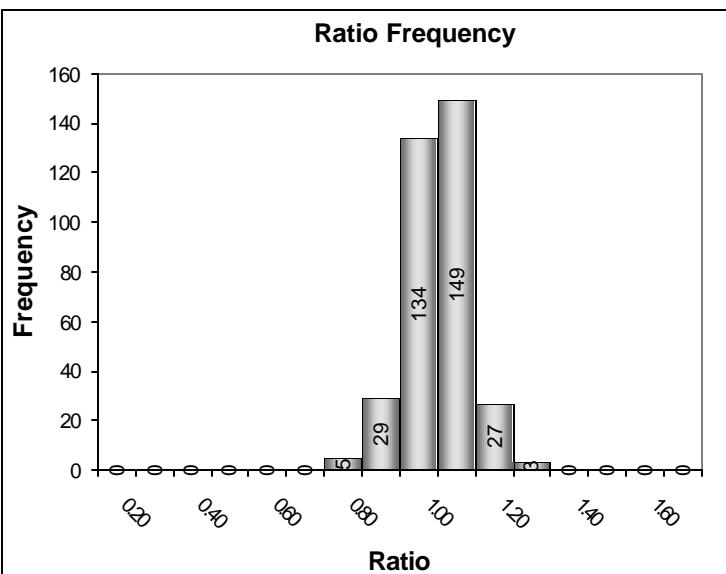
COMMENTS:

1 to 3 Unit Residences throughout area 41

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: SE /Team - 3	Lien Date: 01/01/2004	Date of Report: 12/15/2003	Sales Dates: 1/2002- 12/2003
Area 41 - Enumclaw	Appr ID: SFRA	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	347		
Mean Assessed Value	193,800		
Mean Sales Price	194,800		
Standard Deviation AV	46,346		
Standard Deviation SP	48,545		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.001		
Median Ratio	1.006		
Weighted Mean Ratio	0.995		
UNIFORMITY			
Lowest ratio	0.766		
Highest ratio:	1.241		
Coefficient of Dispersion	5.93%		
Standard Deviation	0.077		
Coefficient of Variation	7.68%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.014		
95% Confidence: Mean			
<i>Lower limit</i>	0.993		
<i>Upper limit</i>	1.009		
SAMPLE SIZE EVALUATION			
N (population size)	2945		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.077		
Recommended minimum:	9		
Actual sample size:	347		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	168		
# ratios above mean:	179		
Z:	0.591		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 41

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 41
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	800510	0431	7/15/03	95000	740	0	4	1903	4	4565	N	N	1633 MARSHALL AV
003	242006	9386	7/21/03	96000	810	0	4	1910	3	10665	N	N	2021 FELL ST
003	771010	0150	10/28/03	156000	1130	0	4	1948	4	9142	N	N	1868 PIONEER ST
003	559590	0175	9/12/03	126000	550	0	5	1920	5	5751	N	N	1505 LAFROMBOISE ST
003	559590	0160	3/1/02	121500	650	0	5	1910	5	5751	N	N	1531 LAFROMBOISE ST
003	370190	0052	8/9/02	120000	680	0	5	1945	4	4043	N	N	1248 ELMONT AV
003	191730	0120	1/8/03	138000	720	0	5	1914	4	12219	N	N	1407 DAVIS AV
003	866100	0075	8/28/02	149000	780	0	5	1930	5	13550	N	N	1929 LORAIN ST
003	242006	9021	6/11/03	115000	780	0	5	1908	4	10925	N	N	2120 PORTER ST
003	559590	0210	10/3/02	132000	800	0	5	1918	5	10227	N	N	2016 INITIAL AV
003	771010	0035	3/22/03	148000	840	0	5	1920	5	5283	N	N	1756 HARDING ST
003	570650	0335	6/11/02	138800	840	0	5	1928	5	4167	N	N	3003 DIVISION ST
003	570650	0845	5/29/02	120000	850	0	5	1921	5	5400	N	N	2935 FREDRICKSON ST
003	089800	0185	4/29/03	125000	910	0	5	1940	3	3859	N	N	1246 PIONEER ST
003	866100	0110	7/31/02	153500	990	0	5	1920	5	13545	N	N	1945 FLORENCE ST
003	802920	0340	9/8/03	135000	1010	0	5	1918	3	7198	N	N	1842 LAFROMBOISE ST
003	191730	0240	4/18/02	139000	1010	0	5	1900	5	5335	N	N	1506 DAVIS AV
003	242006	9318	8/28/03	126500	1120	0	5	1918	5	9947	N	N	1264 MCHUGH AV
003	132006	9070	6/20/02	214000	1190	0	5	1929	5	46762	Y	N	42702 268TH AV SE
003	560200	0025	4/30/03	145500	1200	0	5	1949	4	10212	N	N	1560 PIONEER ST
003	089800	0025	8/28/02	165000	1300	0	5	1926	4	10328	N	N	1048 PIONEER ST
003	570650	0550	10/1/02	160000	1450	0	5	1925	5	5000	N	N	2919 DIVISION ST
003	242006	9423	5/28/03	147500	730	0	6	1949	3	4682	N	N	3047 FREDRICKSON ST
003	771010	0183	7/25/02	147000	770	0	6	1915	5	6909	N	N	1765 HARDING ST
003	601850	0100	2/11/02	130000	770	0	6	1947	4	6167	N	N	1115 LAFROMBOISE ST
003	561510	0310	8/28/02	146500	800	0	6	1958	4	12000	N	N	1402 CHINOOK AV
003	191730	0005	7/23/03	130000	830	0	6	1920	5	6000	N	N	1203 DAVIS AV
003	089800	0115	2/20/02	135000	850	0	6	1926	3	7729	N	N	1152 PIONEER ST
003	800510	0481	4/2/02	128500	860	0	6	1950	4	5097	N	N	1715 MARSHALL AV
003	232006	9160	6/10/02	125000	860	0	6	1947	4	5773	N	N	3162 DIVISION ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	232006	9182	9/12/03	136500	870	0	6	1951	3	7740	N	N	2325 KIBLER AV
003	132006	9155	6/6/02	149950	870	0	6	1952	5	10485	N	N	26417 SE 427TH ST
003	262006	9077	7/23/02	130000	880	0	6	1940	4	7648	N	N	649 MYRTINE ST
003	132006	9050	4/17/02	150000	880	0	6	1923	5	7924	Y	N	26444 SE 432ND ST
003	570650	0690	2/5/03	107500	890	0	6	1924	3	6400	N	N	1724 WILSON AV
003	242006	9133	10/27/02	155000	910	600	6	1924	4	9373	N	N	1926 WASHINGTON AV
003	132006	9200	7/30/02	160000	920	0	6	1979	4	28643	Y	N	43110 268TH AV SE
003	132006	9245	11/26/02	169900	1000	0	6	1991	3	10399	N	N	3360 MCHUGH PL
003	561510	0290	11/27/02	148000	1000	0	6	1959	4	6000	N	N	1428 CHINOOK AV
003	132006	9248	8/28/02	147500	1000	0	6	1988	3	8400	N	N	1639 SE 432ND ST
003	242006	9193	7/30/03	174000	1010	0	6	1918	3	5000	N	N	1715 WASHINGTON AV
003	089800	0175	9/25/02	149000	1010	0	6	1985	3	7718	N	N	1240 PIONEER ST
003	809160	0390	7/3/03	167500	1020	0	6	1988	4	8746	N	N	2852 SUN MOUNTAIN DR
003	191730	0035	3/26/03	178000	1050	350	6	1930	5	6000	N	N	1237 DAVIS AV
003	809160	0190	11/1/02	155000	1060	0	6	1987	3	9480	N	N	2990 SUN MOUNTAIN DR
003	809160	0250	8/13/02	151800	1060	0	6	1987	3	8642	N	N	2950 SUN MOUNTAIN DR
003	034940	0220	10/15/02	140000	1060	0	6	1981	3	7269	N	N	732 NATALIE PL
003	089902	0130	6/26/02	147500	1060	0	6	1984	4	8616	N	N	2720 MAY CT
003	232006	9058	3/31/03	159000	1079	0	6	1923	5	5184	N	N	1244 DIVISION ST
003	543782	0330	9/29/03	155000	1080	0	6	1981	3	8150	N	N	2456 D CT
003	543782	0280	12/17/02	155000	1080	0	6	1983	4	8050	N	N	522 HARMONY LN
003	809160	0370	2/26/03	159000	1080	0	6	1988	3	8658	N	N	2882 SUN MOUNTAIN DR
003	034940	0110	3/4/03	150000	1080	0	6	1993	3	7553	N	N	620 MYRTINE ST
003	800510	0215	10/21/03	172000	1090	300	6	1940	3	4500	N	N	1821 PORTER ST
003	242006	9514	4/18/02	164000	1090	0	6	1964	5	10780	N	N	3143 DIVISION ST
003	757550	0130	9/5/02	152950	1090	0	6	1991	3	8400	N	N	310 JOHNSON ST
003	757550	0110	4/30/03	149900	1090	0	6	1991	3	12233	N	N	302 JOHNSON ST
003	802920	0290	4/17/03	192000	1100	0	6	1983	4	7198	N	N	1764 LAFROMBOISE ST
003	089902	0050	10/8/03	173340	1100	0	6	1986	3	10027	N	N	2722 GREEN RIVER CT
003	771010	0084	3/26/03	155100	1100	0	6	1987	3	8437	N	N	1925 GARFIELD ST
003	809160	0320	8/21/03	162000	1120	0	6	1986	3	8666	N	N	2853 SUN MOUNTAIN DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	089800	0135	8/18/03	146910	1120	100	6	1928	3	7729	N	N	1166 PIONEER ST
003	809160	0260	12/18/02	150000	1120	0	6	1987	3	8424	N	N	2894 SUN MOUNTAIN DR
003	370190	0111	8/20/03	122000	1130	0	6	1983	3	5150	N	N	2021 EDITH AV
003	570650	0110	10/8/03	167000	1150	0	6	1938	5	6373	N	N	1830 LOWELL AV
003	242006	9175	4/28/03	150000	1150	0	6	1915	5	5600	N	N	1562 SORENSEN AV
003	272290	0035	4/17/03	154500	1160	0	6	1959	3	8925	N	N	1432 GARFIELD ST
003	191730	0345	9/19/03	155000	1190	0	6	1928	4	5370	N	N	1410 DAVIS AV
003	370190	0025	12/10/02	163500	1200	0	6	1938	5	6450	N	N	1233 PIONEER ST
003	570650	0680	8/8/03	172000	1220	0	6	1931	4	6400	N	N	1714 WILSON AV
003	570650	0235	8/14/03	165000	1230	0	6	1938	5	6400	N	N	1946 LOWELL AV
003	716470	0050	4/16/02	152000	1250	0	6	1987	3	10400	N	N	1556 SEMANSKI ST
003	757550	0150	8/27/03	169900	1260	0	6	1991	3	8400	N	N	402 JOHNSON ST
003	242006	9140	7/17/03	168000	1280	0	6	1908	5	6000	N	N	1349 PORTER ST
003	802920	0070	7/25/03	175000	1290	0	6	1927	4	7198	N	N	1761 LAFROMBOISE ST
003	771010	0030	4/9/03	170000	1300	800	6	1936	4	5055	Y	N	2305 GRIFFIN AV
003	019270	0140	2/25/02	182500	1310	0	6	1917	5	17998	N	N	1344 ALPINE PL
003	232006	9048	8/7/03	190000	1320	0	6	1923	5	169448	Y	N	24828 SE 448TH ST
003	132006	9182	8/22/03	199900	1370	0	6	1945	5	10260	N	N	3361 MCHUGH PL
003	242006	9106	9/22/03	220000	1380	0	6	1913	4	7500	N	N	1344 PORTER ST
003	809160	0110	5/17/03	159000	1390	0	6	1988	3	8424	N	N	2871 SUN MOUNTAIN DR
003	570650	0150	6/10/03	209000	1430	0	6	1929	5	6400	N	N	1741 WILSON AV
003	560200	0255	8/26/03	179900	1440	0	6	1950	5	8604	N	N	2320 GRIFFIN AV
003	543782	0300	6/7/02	145000	1440	0	6	1981	3	8150	N	N	2455 D CT
003	559590	0275	8/30/03	197999	1450	0	6	1940	5	7670	N	N	1457 LAFROMBOISE ST
003	560200	0140	3/24/03	166000	1460	0	6	1958	5	8981	N	N	1321 HARDING ST
003	132006	9183	8/8/03	199950	1490	0	6	1915	4	12470	N	N	3387 MCHUGH PL
003	252006	9066	1/7/03	175000	1550	0	6	1926	4	15399	N	N	544 BLAKE ST
003	242006	9449	10/15/02	139900	870	0	7	1953	4	4850	N	N	1310 LINCOLN AV
003	800610	0425	3/12/02	142000	900	0	7	1918	4	6500	N	N	1155 PORTER ST
003	089800	0210	5/28/03	159000	920	0	7	1955	5	7718	N	N	1217 HARDING ST
003	089800	0345	10/24/02	148000	920	0	7	1963	5	7493	N	N	1051 HARDING ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	601850	0005	2/21/02	144000	1000	0	7	1927	4	6430	N	N	1081 LAFROMBOISE ST
003	164500	0200	2/22/02	154000	1010	0	7	1968	3	7600	N	N	1920 MCKINLEY ST
003	807805	0030	1/15/03	186000	1020	0	7	1998	3	9059	N	N	3263 LOIS LN
003	560200	0240	5/6/03	167990	1030	0	7	1956	5	6524	N	N	2346 INITIAL AV
003	543780	0100	1/9/03	154000	1030	0	7	1968	4	9107	N	N	710 CHARWILA LN
003	164500	0320	7/21/03	173150	1030	1010	7	1963	3	7600	N	N	1853 CLOVERCREST ST
003	164500	0040	4/29/03	175000	1030	1010	7	1963	4	7300	N	N	1802 CLOVERCREST ST
003	242006	9266	9/12/02	155000	1050	0	7	1953	3	12689	N	N	1340 MERRITT AV
003	981570	0015	5/21/02	125000	1050	0	7	1931	3	5400	N	N	2245 PORTER ST
003	242006	9588	3/26/03	171500	1090	0	7	1993	3	8825	N	N	1820 WEBER ST
003	164500	0060	8/21/03	178500	1090	0	7	1963	4	7000	N	N	1830 CLOVERCREST ST
003	076400	0006	6/4/03	162500	1100	0	7	1928	4	7380	N	N	2421 ROOSEVELT AV
003	559590	0120	4/2/03	175000	1120	500	7	1920	4	6382	N	N	1540 LAFROMBOISE ST
003	559590	0120	5/30/02	162600	1120	500	7	1920	4	6382	N	N	1540 LAFROMBOISE ST
003	543780	0210	5/22/02	169000	1130	0	7	1972	4	8101	N	N	746 MELODY LN
003	164500	0690	5/1/02	157900	1140	0	7	1967	4	8216	N	N	1933 MCKINLEY ST
003	237280	0040	5/13/02	149500	1150	0	7	1956	3	9126	N	N	1148 HARDING ST
003	034940	0310	5/13/02	169950	1150	380	7	1980	3	8156	N	N	864 NATALIE PL
003	981470	0135	5/22/02	170000	1160	470	7	1928	5	6000	N	N	2037 JAMES ST
003	242006	9482	10/28/02	175000	1170	0	7	1960	5	9520	N	N	1468 MERRITT AV
003	570238	0710	1/10/03	180000	1180	240	7	1991	3	7946	N	N	220 JEWELL ST
003	232006	9128	2/26/03	170000	1180	0	7	1953	4	36250	N	N	1416 FLORENCE ST
003	192007	9059	6/27/03	203000	1180	0	7	1974	4	112820	N	N	28639 SE 435TH ST
003	680221	0330	10/8/02	186000	1190	240	7	1992	3	8470	N	N	907 OLSEN PL
003	680220	0240	1/9/03	171000	1190	0	7	1990	3	9044	N	N	601 BATHKE AV
003	570238	0780	3/1/02	172500	1200	340	7	1991	3	6687	N	N	124 JEWELL ST
003	680220	0610	9/24/02	176650	1210	0	7	1991	3	8512	N	N	708 BATHKE AV
003	809160	0010	4/2/03	169850	1210	0	7	1988	3	8822	N	N	1451 FARRELLY ST
003	713820	0350	3/6/03	168000	1210	0	7	1994	3	8094	N	N	3333 WETHERBEE LN
003	076681	0260	10/10/03	202000	1220	0	7	1996	3	9043	N	N	1115 ISABELLE CT
003	076681	0260	11/14/02	179950	1220	0	7	1996	3	9043	N	N	1115 ISABELLE CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	680220	0120	2/5/02	177500	1230	550	7	1991	3	9225	N	N	408 SCHMID ST
003	232006	9098	9/3/03	180000	1230	0	7	1968	4	38984	N	N	2949 HARDING ST
003	680220	0590	7/9/02	176300	1250	0	7	1990	3	8500	N	N	405 SCHMID ST
003	237280	0100	5/14/03	160000	1260	0	7	1957	3	9126	N	N	1135 GARFIELD ST
003	034940	0250	4/9/02	167000	1260	0	7	1979	4	9271	N	N	776 NATALIE PL
003	076681	0110	5/20/02	182500	1280	0	7	1990	3	8436	N	N	1152 FARRELLY ST
003	802920	0370	3/22/02	171950	1290	400	7	1931	4	7198	N	N	1904 LAFROMBOISE ST
003	543781	0360	2/25/03	182000	1300	0	7	1980	4	7735	N	N	2333 PARAMOUNT DR
003	680221	0110	12/13/02	171950	1300	0	7	1991	3	8410	N	N	403 BERNINGER ST
003	543781	0360	1/2/02	161500	1300	0	7	1980	4	7735	N	N	2333 PARAMOUNT DR
003	076400	0090	7/24/02	174500	1310	300	7	1923	5	7200	N	N	1020 LORAIN ST
003	543781	0330	5/10/03	187000	1320	630	7	1975	3	8643	Y	N	827 HARMONY LN
003	164500	0680	10/17/03	200500	1320	0	7	1967	5	8112	N	N	1919 MCKINLEY ST
003	089800	0220	8/6/03	169900	1320	0	7	1961	4	10291	N	N	1227 HARDING ST
003	614210	0120	3/20/03	184950	1330	340	7	1988	3	13539	N	N	26004 SE 425TH ST
003	242006	9489	6/14/02	156000	1330	0	7	1960	3	10800	N	N	1989 LOWELL AV
003	932100	0060	5/27/03	180000	1350	0	7	1968	4	7840	N	N	2756 ELMONT AV
003	680221	0510	3/6/03	182000	1350	0	7	1991	3	8977	N	N	1004 BAYSINGER PL
003	807805	0160	11/19/02	214000	1350	0	7	1996	4	9200	N	N	1880 HIGHPOINT ST
003	807805	0180	1/20/03	199950	1350	0	7	1998	3	8895	N	N	3230 LOIS LN
003	076681	0420	5/20/03	190000	1360	0	7	1994	3	7548	N	N	3104 EDEL AV
003	680221	0010	7/5/02	193450	1360	1120	7	1973	3	10192	N	N	105 BERNINGER ST
003	392500	0010	11/19/02	183000	1360	0	7	1997	3	9575	N	N	2436 MCHUGH AV
003	076681	0100	4/17/02	178500	1370	0	7	1993	3	9034	N	N	1208 FARRELLY ST
003	237280	0130	9/25/02	173000	1370	0	7	1958	5	8410	N	N	1037 GARFIELD ST
003	570650	0285	10/11/02	154950	1380	0	7	1970	3	7500	N	N	3051 DIVISION ST
003	076680	0120	2/5/02	165000	1380	0	7	1991	3	8844	N	N	1101 BERILLA DR
003	237280	0030	7/3/03	192000	1390	0	7	1956	4	9126	N	N	1178 HARDING ST
003	543782	0130	4/14/03	179950	1390	0	7	1979	4	7753	N	N	2502 HARMONY LN
003	262006	9001	8/7/02	175000	1400	0	7	1938	4	10080	N	N	2116 ROOSEVELT AV
003	232006	9374	5/7/03	182500	1400	0	7	1994	3	10150	N	N	1076 SEMANSKI ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	866100	0032	5/14/02	191500	1402	0	7	2002	3	8876	N	N	1808 GARFIELD ST
003	570238	0510	6/28/02	185000	1410	0	7	1992	3	7750	N	N	105 JEWELL ST
003	089800	0190	9/18/02	165000	1410	0	7	1957	4	9005	N	N	1254 PIONEER ST
003	771010	0191	8/20/02	173000	1419	0	7	1997	3	6748	N	N	1733 HARDING ST
003	369870	0060	8/14/03	182500	1420	0	7	1961	4	9900	N	N	2943 OLYMPIC PL
003	076681	0370	8/25/03	195980	1430	0	7	1992	3	9250	N	N	3105 EDITH AV
003	680220	0230	7/10/02	174000	1430	0	7	1991	3	9044	N	N	603 BATHKE AV
003	680220	0900	10/29/02	165000	1430	0	7	1991	3	8564	N	N	305 CARLEY PL
003	680220	1050	10/30/03	199950	1450	0	7	1991	3	10835	N	N	405 PETSCHAUER PL
003	680220	0470	10/21/03	192500	1450	0	7	1991	3	8428	N	N	704 WALLACE AV
003	680220	0140	9/24/03	189000	1450	0	7	1991	3	9877	N	N	805 BATHKE AV
003	680220	0130	5/24/02	181500	1450	0	7	1991	3	9877	N	N	807 BATHKE AV
003	680220	0040	8/8/02	180000	1450	0	7	1991	3	8546	N	N	204 SCHMID ST
003	164500	0030	10/1/03	182000	1460	0	7	1963	3	7000	N	N	1770 CLOVERCREST ST
003	680220	0480	6/10/03	179900	1460	0	7	1991	3	8433	N	N	706 WALLACE AV
003	680220	0440	11/22/02	175000	1460	0	7	1991	3	8469	N	N	608 WALLACE AV
003	543781	0200	11/14/02	165300	1460	0	7	1978	4	8795	N	N	659 HARMONY LN
003	293810	0010	8/18/03	177000	1470	0	7	1957	3	8925	N	N	1244 GARFIELD ST
003	771010	0210	4/4/02	191150	1470	600	7	1947	4	12320	N	N	2207 GRIFFIN AV
003	543782	0070	4/25/02	173000	1470	0	7	1979	4	7875	N	N	422 CHARWILA LN
003	713821	0160	10/3/02	190000	1480	0	7	1994	3	8400	N	N	345 RANDALL PL
003	680220	0210	9/4/02	174950	1480	0	7	1990	3	9044	N	N	607 BATHKE AV
003	293810	0035	5/27/03	155000	1480	0	7	1959	3	9282	N	N	1154 GARFIELD ST
003	262006	9186	3/5/03	219950	1490	0	7	1995	3	22485	N	N	2899 TERRY LN
003	680221	0200	11/23/02	185000	1490	0	7	1992	3	9169	N	N	909 BATHKE AV
003	379730	0320	6/20/02	194500	1490	0	7	1994	3	8653	N	N	3079 CHELSEA LN
003	559590	0395	3/27/02	159000	1490	0	7	1946	4	8949	N	N	1443 PIONEER ST
003	601850	0130	4/26/02	169000	1498	0	7	1939	4	5000	N	N	2007 LINCOLN AV
003	293820	0160	5/9/02	190000	1500	0	7	1967	4	10160	N	N	1170 FLORENCE ST
003	132006	9174	4/3/02	165000	1500	0	7	1959	4	10500	N	N	26431 SE 427TH ST
003	680220	0930	2/28/02	177900	1500	0	7	1990	3	8762	N	N	401 CARLEY PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	272290	0040	2/11/03	159000	1500	0	7	1958	4	8925	N	N	1446 GARFIELD ST
003	242006	9055	10/28/02	199500	1520	300	7	1938	5	8119	N	N	1300 PORTER ST
003	272290	0050	6/11/02	172000	1530	0	7	1960	4	8973	N	N	1472 GARFIELD ST
003	232006	9284	3/13/03	185000	1540	0	7	1970	4	11900	N	N	1727 GOSSARD ST
003	257191	0070	9/25/02	221450	1560	570	7	1993	3	8459	N	N	559 HAZEL PL
003	272290	0090	7/25/02	169000	1560	0	7	1960	5	8925	N	N	1447 LORAIN ST
003	076681	0310	11/1/02	197500	1570	0	7	1991	3	8424	N	N	3012 EDITH AV
003	352006	9009	5/7/03	308000	1570	0	7	1922	5	343310	N	N	46623 ENUMCLAW-BUCKLEY RD SE
003	076680	0100	5/28/03	199000	1570	0	7	1992	3	8844	N	N	1121 BERILLA DR
003	242006	9211	1/30/03	164000	1570	0	7	1913	4	8000	Y	N	2106 PORTER ST
003	543782	0060	6/17/03	167000	1580	0	7	1979	3	7875	N	N	438 CHARWILA LN
003	543782	0220	10/6/03	180000	1590	0	7	1984	3	8137	Y	N	509 HARMONY LN
003	232006	9170	10/17/03	199500	1600	0	7	1949	4	11392	N	N	1347 LAFROMBOISE ST
003	680221	0320	4/19/02	181000	1610	0	7	1992	3	8418	N	N	905 OLSEN PL
003	981570	0090	2/27/03	203000	1610	1210	7	1939	4	8122	N	N	2262 CINKOVICH ST
003	076680	0200	9/11/03	230000	1620	0	7	1991	3	8820	N	N	2924 BERILLA DR
003	164500	0650	10/30/02	171850	1620	0	7	1967	3	8216	N	N	1851 MCKINLEY ST
003	156590	0220	9/1/02	199900	1630	0	7	1992	3	8823	Y	N	133 CHINOOK AV
003	076400	0210	2/13/03	173500	1630	0	7	1960	4	6594	N	N	1033 MCKINLEY ST
003	570238	0190	9/18/02	182000	1630	0	7	1990	3	6850	N	N	315 JEWELL ST
003	076680	0460	4/29/02	182000	1630	0	7	1993	3	8447	N	N	2884 ELMONT AV
003	325750	0030	7/9/03	242000	1640	350	7	1983	4	9593	N	N	1457 FLORENCE ST
003	257190	0250	2/22/02	173600	1640	0	7	1990	3	10787	N	N	579 FARRELLY ST
003	713820	0370	5/28/03	210000	1650	0	7	1994	3	10269	N	N	3373 GARLAND PL
003	680220	0250	3/21/03	193290	1650	0	7	1990	3	9044	N	N	515 BATHKE AV
003	713820	0470	4/3/03	205000	1650	0	7	1995	3	8400	N	N	370 GARLAND PL
003	713821	0150	1/15/02	203000	1650	0	7	1994	3	9022	N	N	325 RANDALL PL
003	713820	0170	9/6/02	197500	1650	0	7	1994	3	8645	N	N	3306 WETHERBEE LN
003	543782	0010	12/18/02	173000	1650	0	7	1979	4	7875	N	N	606 CHARWILA LN
003	713821	0250	10/29/03	192500	1650	0	7	1994	3	8985	N	N	301 WETHERBEE LN
003	076681	0360	7/24/03	190000	1650	0	7	1993	3	8415	N	N	3103 EDITH AV

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	713820	0450	4/1/02	190000	1650	0	7	1994	3	8469	N	N	410 GARLAND PL
003	713821	0300	7/15/02	186000	1650	0	7	1994	3	7709	N	N	380 WETHERBEE LN
003	932101	0080	2/15/02	179900	1650	0	7	1981	4	8980	N	N	1245 SEMANSKI ST
003	076400	0005	9/19/03	200000	1660	0	7	1964	3	7380	N	N	1010 GARFIELD ST
003	257191	0570	10/8/03	223500	1660	0	7	1992	3	9506	N	N	3032 LINK AV
003	866100	0045	11/14/02	204000	1660	0	7	1977	4	10000	N	N	1856 GARFIELD ST
003	866100	0084	9/5/02	155000	1660	0	7	1983	3	6500	N	N	1960 GARFIELD ST
003	570238	0520	9/23/03	202000	1670	0	7	1991	3	10422	N	N	103 JEWELL ST
003	156590	0470	12/19/02	205000	1670	0	7	1992	3	10439	N	N	320 MICHAEL AV
003	570238	0630	10/14/02	192000	1670	0	7	1990	3	7606	N	N	306 JEWELL ST
003	680221	0230	5/28/03	197450	1680	0	7	1992	3	9967	N	N	1002 BATHKE AV
003	680221	0260	7/9/03	194000	1680	0	7	1992	3	8465	N	N	906 BATHKE AV
003	680221	0390	5/3/02	179950	1680	0	7	1992	3	8426	N	N	1008 OLSEN PL
003	680220	0220	5/16/02	175000	1680	0	7	1991	3	9044	N	N	605 BATHKE AV
003	232006	9331	8/13/03	290000	1690	970	7	1978	4	18225	N	N	2540 KIBLER AV
003	232006	9111	4/11/02	232000	1690	600	7	1938	5	36900	N	N	1348 FLORENCE ST
003	570238	0170	9/25/03	207450	1700	0	7	1991	3	7918	N	N	319 JEWELL ST
003	807805	0140	2/14/03	219950	1700	0	7	1996	3	8448	N	N	1822 HIGHPOINT ST
003	771010	0111	2/28/02	190000	1700	0	7	1977	4	8917	N	N	2234 KIBLER AV
003	085300	0260	12/19/02	220000	1710	0	7	1935	5	5413	N	N	1535 GRIFFIN AV
003	076681	0140	1/8/03	207000	1710	0	7	1992	3	8680	N	N	1108 ISABELLE CT
003	242006	9525	7/21/03	190000	1710	0	7	1904	5	9859	N	N	1935 LOWELL AV
003	232006	9127	11/21/02	220000	1720	0	7	1964	4	15476	N	N	3040 DIVISION ST
003	257191	0360	2/26/03	220000	1720	0	7	1992	3	11833	N	N	715 VICTOR ST
003	257191	0480	12/30/02	214000	1720	0	7	1992	3	7800	N	N	430 VICTOR ST
003	807805	0220	9/24/03	225000	1720	0	7	1998	3	8643	N	N	3249 LOIS LN
003	570650	0095	8/13/03	210000	1740	0	7	1969	3	8007	N	N	1818 LOWELL AV
003	252006	9012	5/8/03	237500	1760	0	7	1910	3	58644	N	N	658 BLAKE ST
003	076680	0360	7/27/03	230000	1770	0	7	1991	3	8436	N	N	1105 FARRELLY ST
003	561510	0325	8/14/02	174000	1790	0	7	1974	4	8160	N	N	1354 CHINOOK AV
003	156590	0210	5/17/02	200000	1800	0	7	1992	3	9609	Y	N	123 CHINOOK AV

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	379730	0280	9/15/03	231950	1820	0	7	1993	3	12800	N	N	3185 CHELSEA LN
003	257191	0470	3/8/03	218000	1820	0	7	1993	3	7800	N	N	444 VICTOR ST
003	807805	0080	5/14/03	215000	1820	0	7	1998	3	8446	N	N	1870 LOIS LN
003	561510	0035	1/17/02	200000	1850	0	7	1977	4	8112	N	N	1515 CHINOOK AV
003	570238	0130	9/19/02	192000	1860	0	7	1991	3	6700	N	N	327 JEWELL ST
003	680221	0050	6/20/03	189000	1860	0	7	1991	3	9127	N	N	205 BERNINGER ST
003	237280	0055	4/24/03	222500	1880	0	7	1955	4	9460	N	N	1108 HARDING ST
003	232006	9109	7/25/02	230000	1886	0	7	1936	5	40283	N	N	1393 FLORENCE ST
003	771010	0110	6/30/03	259000	1890	0	7	1977	4	10311	N	N	1976 PIONEER ST
003	379730	0350	2/11/02	195000	1890	0	7	1993	3	8631	N	N	3015 CHELSEA LN
003	561510	0329	1/24/02	165000	1900	0	7	1976	3	8160	N	N	1342 CHINOOK AV
003	553110	0030	6/24/03	235000	1910	0	7	1996	3	10150	N	N	1128 SEMANSKI ST
003	257192	0160	1/13/03	235000	1940	0	7	1929	4	12022	Y	N	720 SEMANSKI ST
003	614200	0180	2/25/02	203000	1950	0	7	1960	4	10914	N	N	26128 SE 426TH ST
003	713821	0350	8/27/03	227000	1970	0	7	1994	3	8548	N	N	3475 WETHERBEE LN
003	713820	0140	3/26/03	225000	1970	0	7	1994	3	8449	N	N	416 WETHERBEE LN
003	713820	0070	10/23/03	224500	1970	0	7	1994	3	9072	N	N	351 GARLAND PL
003	713820	0160	7/9/02	220000	1970	0	7	1994	3	8610	N	N	3334 WETHERBEE LN
003	232006	9247	11/13/02	213000	1970	0	7	1960	4	12600	N	N	1928 GOSSARD ST
003	713820	0380	7/16/02	221900	1970	0	7	1994	4	11587	N	N	3395 GARLAND PL
003	713821	0180	5/10/02	204000	1970	0	7	1994	3	8449	N	N	362 RANDALL PL
003	713821	0430	3/13/02	206000	1970	0	7	1995	3	15951	N	N	3509 WARD CT
003	713821	0290	2/11/02	198700	1970	0	7	1994	3	8400	N	N	381 WETHERBEE LN
003	866100	0042	1/2/03	214000	2000	0	7	1979	4	10000	N	N	1828 GARFIELD ST
003	543780	0070	2/15/02	199900	2100	0	7	1970	4	13958	N	N	746 CHARWILA LN
003	076681	0330	8/5/03	242000	2116	0	7	1991	3	8424	N	N	3007 EDEL AV
003	257191	0410	10/6/03	236000	2160	0	7	1993	3	7800	N	N	654 VICTOR ST
003	257191	0340	8/22/03	234000	2160	0	7	1993	3	9362	N	N	711 VICTOR ST
003	379731	0170	4/24/02	199000	2180	0	7	1995	3	8467	N	N	3561 WYNALDA DR
003	713821	0485	8/26/03	245000	2230	0	7	1995	3	12398	N	N	551 GILLIS CT
003	809160	0220	2/18/03	250000	2290	0	7	1987	4	8597	N	N	1351 FARRELLY ST

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	561510	0215	10/9/03	213500	2290	0	7	1944	5	15000	N	N	1230 CHINOOK AV
003	543782	0160	6/19/03	196000	2410	0	7	1982	3	13880	N	N	2430 HARMONY LN
003	779200	0010	8/29/03	248915	1430	880	8	1965	4	27782	N	N	28218 SE 449TH ST
003	192007	9005	3/3/03	375000	1520	0	8	1964	5	432986	N	N	28117 SE 432ND ST
003	248210	0030	10/22/02	210000	1540	0	8	1977	4	16800	N	N	28302 SE 428TH PL
003	379730	0070	8/29/03	212000	1610	0	8	1993	3	10100	N	N	3150 WYNALDA DR
003	076400	0180	9/12/02	187000	1670	0	8	1956	3	10800	N	N	1068 FLORENCE ST
003	369830	0015	5/23/03	215000	1700	0	8	1963	4	17361	N	N	1048 MCKINLEY ST
003	943290	0010	1/27/03	219500	1720	0	8	1996	3	9539	N	N	3120 SILVER SPRINGS AV
003	257192	0020	3/18/02	229500	1750	0	8	1995	3	11819	N	N	2855 OLIE ANN PL
003	302007	9083	8/26/02	280000	1830	0	8	1946	4	142005	N	N	46306 284TH AV SE
003	379730	0050	6/23/03	223950	1840	0	8	1993	3	9182	N	N	3110 WYNALDA DR
003	943290	0380	8/4/03	227500	1850	0	8	1996	3	8770	N	N	1921 HAWK CT
003	779200	0170	6/6/02	193000	1850	0	8	1960	4	24640	Y	N	44932 283RD AV SE
003	242006	9455	8/14/02	236000	1890	0	8	1984	4	13100	N	N	1250 MERRITT AV
003	257190	0220	10/14/02	210000	1900	0	8	1991	3	10748	N	N	519 FARRELLY ST
003	807849	0110	10/25/02	225000	1910	0	8	1991	3	10832	N	N	3411 WINTER PL
003	379730	0020	9/9/03	225000	1924	0	8	1993	3	9983	N	N	3046 WYNALDA DR
003	807849	0450	8/12/03	255000	1930	0	8	1990	3	10151	Y	N	203 SUMMER PL
003	807849	0430	3/15/02	210000	1940	0	8	1990	3	12192	N	N	207 SUMMER PL
003	257192	0050	4/18/03	276000	1960	0	8	1994	3	8564	N	N	2925 OLIE ANN PL
003	807849	0350	9/9/03	257000	1970	0	8	1991	3	9856	N	N	207 ALMADON ST
003	943290	0710	9/18/02	206000	1970	0	8	1994	3	8733	N	N	3029 KIBLER AV
003	379730	0150	5/17/03	219950	1990	0	8	1993	3	8628	N	N	3087 WYNALDA DR
003	379730	0040	5/13/03	215000	1990	0	8	1992	3	8628	N	N	3088 WYNALDA DR
003	232006	9260	3/28/03	302500	2010	0	8	1986	4	33090	Y	N	2861 MCHUGH AV
003	076681	0090	4/26/02	240000	2030	0	8	1993	3	8714	Y	N	1250 FARRELLY ST
003	312007	9111	6/17/02	268000	2050	0	8	1981	3	101494	Y	N	46430 287TH PL SE
003	257190	0170	8/25/03	246000	2050	0	8	1990	3	8925	N	N	2935 LINK AV
003	132006	9271	10/6/03	286000	2080	0	8	2002	3	11375	N	N	1935 MCHUGH AV
003	807849	0160	6/5/03	244000	2080	0	8	1993	3	9975	N	N	3311 SPRING PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	542281	0140	6/23/03	260000	2100	0	8	1999	3	10388	Y	N	3404 PHILLIPS AV
003	543781	0190	11/21/02	200000	2120	0	8	1986	3	9614	Y	N	651 HARMONY LN
003	542282	0140	5/7/02	254932	2130	0	8	2002	3	9891	N	N	3286 PHILLIPS AV
003	943290	0720	8/21/03	233000	2140	0	8	1997	3	8741	N	N	3111 KIBLER AV
003	943290	0660	3/25/02	203400	2140	0	8	1996	3	8284	N	N	3128 HUNTER CT
003	076680	0180	4/23/03	263000	2160	0	8	1990	4	9402	N	N	2999 ROOSEVELT AV
003	262006	9013	7/11/02	240000	2200	0	8	1973	4	49222	Y	N	24503 SE 448TH ST
003	943290	0160	3/19/03	225000	2230	0	8	1996	3	8438	N	N	1940 CARBON RIDGE ST
003	943290	0360	11/1/02	220000	2270	0	8	1997	3	8939	N	N	1910 HAWK CT
003	943290	0260	5/9/02	215000	2270	0	8	1997	3	8439	N	N	1919 HIGHPOINT ST
003	807849	0240	9/19/02	248500	2320	0	8	1991	3	11154	N	N	209 SPRING PL
003	943290	0460	12/16/02	233500	2350	0	8	1992	3	8800	N	N	3001 CARBON RIDGE ST
003	943290	0560	7/17/03	262950	2360	0	8	1991	3	8764	N	N	3161 HUNTER CT
003	858880	0050	3/11/03	259500	2380	0	8	1998	3	11488	N	N	2942 TERRY LN
003	246880	0150	7/2/03	220000	2410	0	8	1977	4	20220	N	N	46209 287TH AV SE
003	943290	0470	11/1/02	225000	2410	0	8	1991	3	8415	N	N	3015 CARBON RIDGE ST
003	426600	0060	4/2/02	249500	2420	0	8	1990	3	10762	N	N	2370 MCHUGH AV
003	943290	0770	1/11/02	223500	2430	0	8	1994	3	8400	N	N	2945 HIGHPOINT ST
003	232006	9364	1/16/03	296240	2490	0	8	1995	3	18525	Y	N	3086 GARFIELD ST
003	542282	0160	2/13/02	290000	2490	0	8	2001	3	9903	Y	N	3320 PHILLIPS AV
003	542282	0040	8/12/03	305000	2510	0	8	2002	3	9240	N	N	3323 PHILLIPS AV
003	542281	0170	5/3/02	268450	2630	0	8	2001	3	10000	N	N	3434 PHILLIPS AV
003	542281	0030	2/8/02	280450	2640	0	8	2001	3	9236	N	N	3389 PHILLIPS AV
003	542282	0080	3/6/02	296804	2640	0	8	2001	3	11469	Y	N	3229 PHILLIPS AV
003	855680	0150	8/13/03	323925	2720	0	8	2002	3	12526	N	N	2755 PERRY CT
003	192007	9104	4/16/03	310000	2770	0	8	1987	3	217800	N	N	28204 SE 440TH ST
003	541610	0120	8/15/02	275000	2810	0	8	1998	3	10323	N	N	3341 LARSEN AV
003	542281	0180	3/18/02	277950	2900	0	8	2001	3	9259	N	N	3446 PHILLIPS AV
003	541610	0030	6/26/02	269950	2900	0	8	2001	3	8315	N	N	3521 LARSEN AV
003	771590	0030	5/13/03	324000	2910	0	8	2003	3	9651	N	N	1822 SHANNON LN
003	257191	0130	7/9/02	256500	3010	0	8	1992	3	9684	N	N	3099 LINK AV

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	232006	9365	6/17/03	317000	2450	0	9	1997	3	21040	N	N	3055 LORAIN ST
003	807849	0440	4/3/03	282000	2790	0	9	1991	3	12480	Y	N	205 SUMMER PL
003	232006	9352	6/25/02	400000	2960	0	9	1991	3	43563	N	N	3230 KIBLER AV
003	855680	0020	8/13/02	375000	3260	0	9	2001	3	14839	N	N	3165 FLORENCE ST
003	855680	0010	9/16/02	365000	3260	0	9	2001	3	14800	N	N	3187 FLORENCE ST
003	855680	0230	5/8/02	375000	3440	0	9	2001	3	11069	N	N	3244 FLORENCE ST
003	855680	0090	8/1/03	444000	3450	0	9	2001	3	19080	N	N	2714 PERRY CT

Improved Sales Removed from this Annual Update Analysis

Area 41

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	019270	0080	12/20/02	148850	NON-REPRESENTATIVE SALE
003	034940	0300	3/25/02	135700	GOVERNMENT AGENCY; EXEMPT FR EXCISE TAX
003	076400	0220	7/12/02	179900	TAX DEFERRED EXCHANGE
003	076681	0110	3/8/02	139420	FORCED SALE
003	076681	0460	8/15/03	178000	QUIT CLAIM DEED, NOT AT MARKET
003	089800	0085	5/30/03	235000	IMP COUNT
003	116340	0110	2/12/03	155000	ESTATE ADMINISTRATOR, OR EXECUTOR
003	132006	9130	12/13/02	265000	IMP COUNT
003	132006	9191	10/24/02	225000	UNFIN AREA
003	132006	9195	2/26/02	232000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	164500	0480	2/13/02	147000	OBSOLESCENCE
003	164500	0640	12/6/02	159900	NON-REPRESENTATIVE SALE
003	191730	0325	10/30/02	95000	DIAGNOSTIC OUTLIER
003	232006	9083	12/13/02	162000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	232006	9167	12/19/02	175000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	232006	9178	4/3/03	240000	ESTATE ADMINISTRATOR, OR EXECUTOR
003	237280	0060	4/15/02	163000	NON-REPRESENTATIVE SALE
003	242006	9227	2/26/02	139000	NO MARKET EXPOSURE,UNFIN AREA
003	242006	9227	2/25/02	115000	NO MARKET EXPOSURE,UNFIN AREA
003	242006	9234	2/25/02	90000	DIAGNOSTIC OUTLIER
003	242006	9265	5/19/03	24520	QUIT CLAIM DEED; PARTIAL INTEREST; DOR RATIO
003	242006	9272	6/20/02	114075	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
003	242006	9477	12/14/02	79000	QUIT CLAIM DEED, DOR RATIO
003	246880	0150	8/2/02	220000	SALE TO RELOCATION
003	252006	9143	2/5/03	212500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	257190	0190	3/12/02	80500	QUIT CLAIM DEED; PARTIAL INTEREST; DOR RATIO
003	257191	0060	1/2/03	194670	EXEMPT FROM EXCISE TAX
003	257191	0090	6/10/03	233750	RELOCATION - SALE BY SERVICE
003	257191	0090	6/10/03	233750	RELOCATION - SALE TO SERVICE
003	262006	9074	2/11/02	58245	QUIT CLAIM DEED; PARTIAL INTEREST; DOR RATIO
003	262006	9112	6/17/02	265000	NO MARKET EXPOSURE
003	293810	0095	2/19/03	179000	RELOCATION - SALE BY SERVICE
003	293810	0095	2/19/03	179000	RELOCATION - SALE TO SERVICE
003	293820	0130	6/27/02	150000	NON-REPRESENTATIVE SALE
003	379730	0150	5/17/03	219950	SALE TO RELOCATION
003	543781	0310	8/14/03	11179	DOR RATIO
003	543781	0310	8/9/03	11179	DOR RATIO
003	543782	0340	9/3/03	105000	DIAGNOSTIC OUTLIER
003	559590	0395	3/27/02	159000	SALE TO RELOCATION
003	560200	0055	6/21/02	159000	NON-REPRESENTATIVE SALE
003	560200	0075	7/1/03	220000	UNFIN AREA
003	560200	0105	5/16/02	158000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	561510	0310	10/22/03	70853	DOR RATIO
003	570650	0320	7/17/03	137000	DIAGNOSTIC OUTLIER
003	570650	0320	11/25/02	80000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 41
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	570650	0585	7/29/03	83000	DIAGNOSTIC OUTLIER
003	601850	0075	10/25/02	75000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	601850	0105	8/23/02	160000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	601850	0156	11/17/02	146000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	680220	0130	3/12/02	74725	QUIT CLAIM DEED, DOR RATIO
003	680220	0470	2/11/02	160000	1031 TRADE
003	680221	0330	9/26/02	186000	SALE TO RELOCATION
003	713820	0130	1/28/02	205000	NON-REPRESENTATIVE SALE
003	713820	0300	1/14/02	157000	NON-REPRESENTATIVE SALE
003	713820	0380	7/13/02	221900	SALE TO RELOCATION
003	713821	0350	8/27/03	227000	SALE TO RELOCATION
003	713821	0460	1/28/02	164218	NON-REPRESENTATIVE SALE
003	771010	0040	2/12/03	227000	ESTATE ADMINISTRATOR, OR EXECUTOR
003	771010	0112	6/12/02	149900	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	771590	0030	11/7/02	87000	DOR RATIO
003	771590	0040	10/31/02	87500	DOR RATIO
003	771590	0060	11/21/02	87500	DOR RATIO
003	779200	0115	4/18/03	215000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	800460	0405	6/9/03	315000	RELOCATION - SALE BY SERVICE
003	800460	0405	6/9/03	315000	RELOCATION - SALE TO SERVICE
003	800510	0431	3/18/03	102600	EXEMPT FROM EXCISE TAX
003	802920	0445	3/20/02	124300	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	807805	0100	3/22/02	61900	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
003	855680	0040	7/11/02	177556	QUIT CLAIM DEED, DOR RATIO
003	855680	0240	9/25/02	93000	DOR RATIO
003	866100	0035	5/15/02	175000	IMP COUNT, IMP. CHAR. CHANGED SINCE SALE
003	866100	0062	6/19/02	220000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	943290	0720	8/21/03	233000	SALE TO RELOCATION

Vacant Sales Used in this Annual Update Analysis
Area 41

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	132006	9170	06/25/02	85000	12899	N	N
3	132006	9170	04/29/03	83000	12899	N	N
3	252006	9119	02/17/03	140000	182516	Y	N
3	426600	0020	02/19/02	72000	10800	Y	N
3	541610	0020	06/12/03	160000	8329	N	N
3	542282	0030	09/12/03	85000	9240	N	N
3	542282	0050	09/12/03	85000	9240	N	N
3	542282	0150	08/12/03	85000	9897	N	N
3	771590	0020	03/04/03	79500	9564	N	N
3	855680	0030	06/25/03	93000	14832	N	N
3	855680	0100	03/28/02	95000	23994	N	N
3	855680	0130	04/09/02	95000	16721	N	N
3	855680	0140	07/10/02	93000	15963	N	N
3	855680	0150	07/29/02	92000	12526	N	N
3	855680	0160	05/16/02	90000	17818	N	N
3	855680	0170	04/12/02	91000	12159	N	N
3	855680	0210	05/16/03	95000	13511	N	N
3	855680	0220	05/16/03	93000	12379	N	N
3	866100	0032	01/08/02	65000	8876	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 41**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	132006	9059	04/05/02	70000	VALUED AS NO PERC
3	132006	9170	04/29/03	34000	QUIT CLAIM DEED
3	182007	9013	08/28/03	144000	RELATED PARTY
3	192007	9007	01/17/02	150000	NO MARKET EXPOSURE
3	232006	9327	09/15/03	22000	QUIT CLAIM DEED
3	771590	0070	07/07/03	213000	IMPROVED SALE NO DATA



**King County
Department of Assessments**

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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr